



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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MINUTES
APRIL 13, 2021

The web based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:30 PM.

Present were Sidney Almeida, Chairman Theodore Haddad Jr., Ryan Hawley, Angela Hylenski, Rick P. Jowdy, Robert Melillo, and Alternate Jason Eriquez. Also present was Planning Director Sharon Calitro.

Absent were Candace Fay, James Kelly, Michael Masi, and Alternates Nelson Merchan and Thomas Nejame.

Chairman Haddad announced that Mr. Eriquez has been appointed to take the seat that was vacated by Michael Henry. He then asked Mr. Eriquez to take Mr. Masi's place for the items on tonight's agenda.

Mr. Melillo led the Commission in the Pledge of Allegiance.

Mr. Melillo made a motion to accept the March 9, 2021 minutes. Mr. Jowdy seconded the motion and it was passed by voice vote with six ayes. Mr. Eriquez did not participate in the vote as he was not present for that meeting.

Chairman Haddad then said that the following petitions have been withdrawn:

Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve. (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.)

Petition of Newtown Road LLC/Maria & Manuel Andre, Manuel Marques, & Antonio Marques, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20.

Chairman Haddad said there are no new public hearings this evening and the following petition listed under Continuation of Public Hearing was withdrawn on March 22, 2021.

Petition of BRT Sconset LLC to Amend Section 4.A.6. of the Zoning Regulations. (Add Cluster Active Adult Development to the RA-20 & RA-40 Zones.)

NEW BUSINESS:

Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor's lot #B15005 (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) **MARCH SUBMISSION.** *Public hearing scheduled for May 25, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

Mrs. Hylenski made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Melillo seconded the motion and it was passed unanimously by voice vote.

Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION.** *Public hearing scheduled for May 25, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

Mr. Jowdy made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Hawley seconded the motion and it was passed unanimously by voice vote.

Mr. Melillo then made a motion to add the following item to tonight's agenda as number 3 under the New Business:

ZBA Referral - ZBA Application #21-09: 3 Lake Avenue Extension LLC, 3 Lake Ave. Ext., (G15005), CA-80 Zone, Use Variance Sec. 5.B.2.a., Allow use of the property as "shelter for homeless with conditions". *ZBA public hearing scheduled for May 13, 2021.*

Mrs. Hylenski seconded the motion to add this to the agenda and it was passed unanimously by voice vote. Chairman Haddad said the ZBA Referral subcommittee consists of Mr. Almeida, Mrs. Hylenski, and Mr. Melillo. He asked Mr. Melillo if they would schedule a meeting of the subcommittee. Mr. Melillo said they could meet at 7:00 PM before the next regular meeting on April 27, 2021 to discuss this and then they could make their recommendation at the meeting afterwards.

Chairman Haddad asked if anyone had anything to discuss under Other Matters and there was nothing. He then said there was nothing listed under Correspondence and under For Reference Only, there were two petitions listed that are scheduled for public hearing on May 11, 2021. He then asked Mrs. Calitro if there has been any update to the Governor's Executive Order that would affect the Commission. Mrs. Calitro said she has not heard anything yet, but she would let the Commission know once we hear if it will be extended or ended.

At 7:55 PM, Mr. Jowdy made a motion to adjourn. Mr. Eriquez seconded the motion and it was passed unanimously by voice vote.

Respectfully submitted,

JoAnne V. Read
Planning Assistant